IN THE HIGH COURT OF JUDICATURE AT BOMBAY

APPELLATE CIVIL JURISDICTION

WRIT PETITION NO. 3056 OF 2004

Mehmood Mirza..... ... Petitioner.

Versus

Sadhana Mahendra Shah & Ors... Respondents.

None for the Petitioner.
Mr. Madhav Jamdar for Respondent Nos.1 & 2.

CORAM : B.H.MARLAPALLE, J.

DATED : 20TH APRIL, 2007.

P.C.:

None present for the petitioner. Mr. Madhav Jamdar, learned Counsel appears for respondent nos.1 and 2.

2. R. A. E. & R. Suit No. 3546 of 1983 which was filed for seeking decree of eviction on the ground of change of user and unlawful subletting came to be allowed by the learned Judge, Small Causes Court at Mumbai. By the judgment and order passed by the learned Judge on 6th July, 2001, the suit was decreed and the defendant was directed to handover vacant and peaceful possession of the suit premises to the

plaintiff within three months. Aggrieved by the said judgment and order, the defendant filed Appeal No. 646 of 2001 which came to be dismissed by the learned Additional Chief Judge, Small Causes Court at Mumbai vide his judgment and order dated 19th January, 2004.

3. In this writ petition the judgment and order passed by the lower appellate court confirming the judgment and order passed by the learned Judge, Small Causes Court at Mumbai, under the Bombay Rents Hotels & Lodging House Rates (Control) Act is challenged. In Writ Petition No. 4138 of 2006, I have already taken a view vide order dated 24th August, 2006 that such decree can be challenged by filing a civil revision application under Section 115 of the Code of Civil Procedure. I have further observed that when such a statutory remedy is available, a writ petition under Article 227 of the Constitution of India need not be entertained.

4. Hence, the writ petition is disposed of as such with liberty to the petitioner to file a civil revision application and if such a civil revision application is filed within a period of four weeks from today, the period of pendency of this writ petition be taken into consideration for condonation

of delay, if any.

5. The interim order granted earlier will continue to operate for a period of two weeks more from today.

6. Annexures to the petition memo be returned, if applied for.

7. Writ petition is disposed of, accordingly.

Sd/-

(B. H. MARLAPALLE, J.)